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Putting your home on the map

Wheal Rose, Scorrier

£475,000
Freehold





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Property Introduction

Occupying a favoured location with countryside views, this is a rare opportunity to purchase a generous detached house that requires mainly internal completion. This substantial four/five bedroom property has been designed to maximise on the rural outlook and features a spacious lounge with vaulted ceiling on the first floor, the kitchen/diner is equally spacious and two of the bedrooms benefit from en-suites. Heating will be provided by an air source heat pump supplying underfloor heating to both floors and there are thirteen inset solar panels installed on the roof. In addition to the generous garden, there is ample parking and a detached quadruple garage. Carn Meadows has up-to-date stage inspections by 'Stroma Building Control' and on completion, there will be a ten-year build zone warranty. Full details relating to planning will be found on Cornwall Council Planning Portal (PA22/09287). Our vendors have advised that subject to agreeing cost, they are happy to consider completing the build to a level requested by any purchaser. In summary, an exciting opportunity to acquire a new home finished to your own specifications, viewing our interactive virtual tour is strongly recommended prior to arranging a physical inspection.

Location

Although tucked away from passing traffic and enjoying a rural outlook, the plot is not far from major towns and transport links.

Redruth, the nearest major town, gives access to a mainline Railway Station with direct links to London Paddington and the north of the country and the A30 is within a short distance. Truro is some ten miles away and the university town of

Falmouth on the south coast is within twelve miles. Portreath on the north coast is only less than five miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed French doors open into :-

ENTRANCE HALLWAY

Stairs to first floor. Doors off to :-

LOUNGE

A generous sized room with a dual aspect having an opening for doors to the rear garden and two openings to the side.

BEDROOM

Large opening to front elevation. Door to :-

EN-SUITE SHOWER ROOM

Opening to the side.

BATHROOM 8' 8" x 6' 5" (2.64m x 1.95m)

Two openings to the rear enjoying a rural outlook. Store cupboard.

PLANT ROOM

Storage for solar panel batteries.

BEDROOM 15' 0" x 12' 4" (4.57m x 3.76m) maximum measurements

Large opening to the rear again enjoying a rural outlook.

BEDROOM 15' 0" x 10' 11" (4.57m x 3.32m) plus recess

Opening to the rear garden. Door to :-

EN-SUITE SHOWER ROOM 7' 8" x 8' 1" (2.34m x 2.46m)

Opening to front elevation.

Returning to entrance hallway. Stairs rising to :-

LANDING 24' 8" x 20' 9" (7.51m x 6.32m) maximum measurements, irregular shape, restricted headroom to one wall

A light and bright landing with two 'Velux' windows. Doors off to :-

KITCHEN/DINER 31' 1" x 21' 0" (9.47m x 6.40m) restricted headroom on two sides

Dual aspect with openings for large triangular windows to the front and rear. Three uPVC 'Velux' windows. Storage cupboard.

BATHROOM

One 'Velux' window with a outlook to the rear.

BEDROOM 14' 11" x 12' 5" (4.54m x 3.78m)

Opening for a triangular window having a rural outlook to the rear.

EN-SUITE SHOWER ROOM 10' 10" x 8' 1" (3.30m x 2.46m)

uPVC double glazed 'Velux' Window.

DRESSING ROOM 12' 4" x 10' 7" (3.76m x 3.22m) PLUS 12' 10" x 5' 5" (3.93m x 1.66m), restricted headroom to one wall

uPVC double glazed 'Velux' window.

BEDROOM

'Velux' window looking out to the front.

SERVICES

The property benefits from mains electricity, mains water, private drainage and has air source heating.

AGENT'S NOTE

Council Tax band is not yet available. Please note that some of the images in this listing are 3D graphics for illustrative purposes. These can be subject to change. Please also note some of the rooms cannot be measured as the construction is not complete.

DIRECTIONS

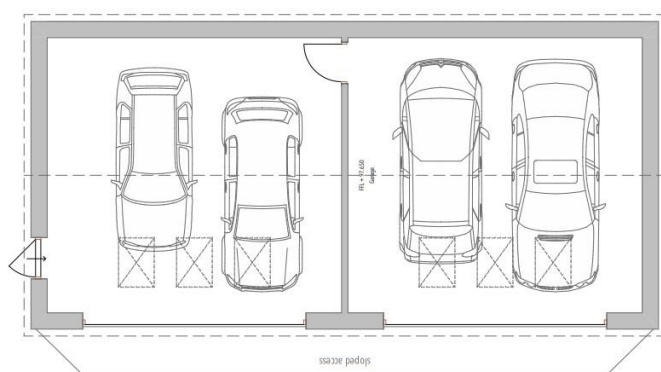
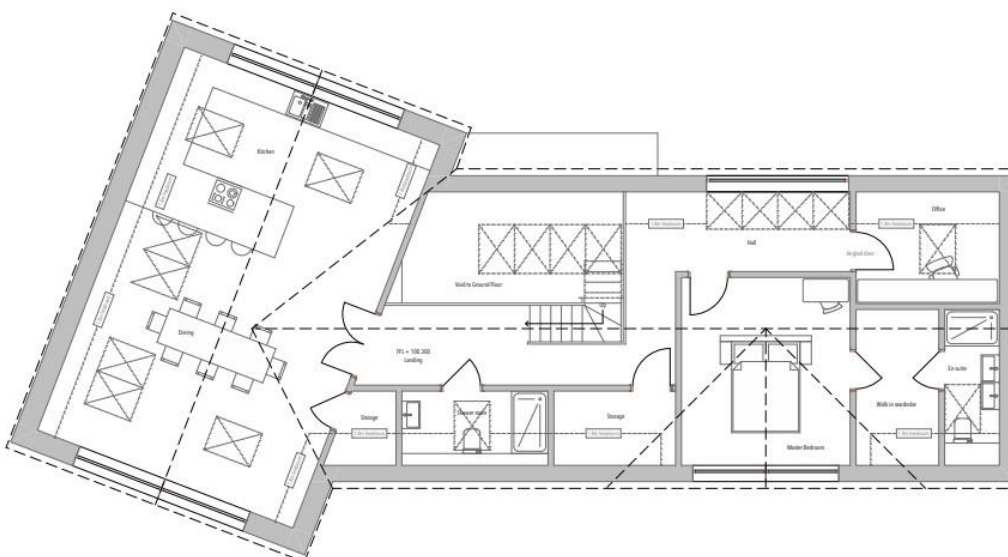
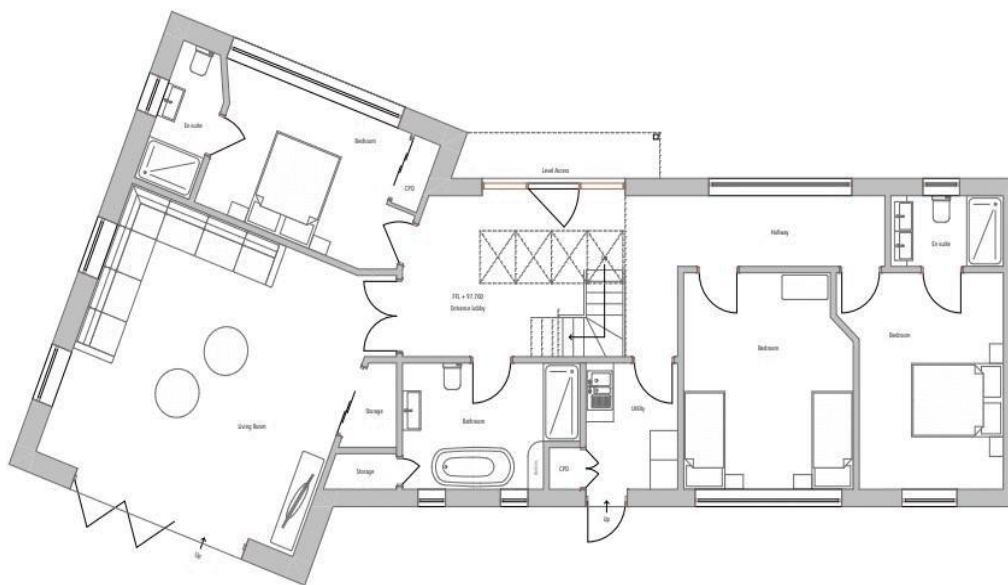
Heading West on the A30, take the exit marked for Redruth, Scorrier and at a mini roundabout take the second exit straight ahead and then at a give way sign turn right passing over the A30 and then turn left into Wheal Rose, continue through Wheal Rose and continue along the road until you reach Green Lane, a for sale sign is opposite this entrance. Continue down Green Lane until you reach a second for sale sign at the entrance to the plot on your left hand side. If using What3words :- initial.acrobatic.briefing





MAP's top reasons to view this home

- Detached, part completed new house
- Fantastic development opportunity
- Rural location but close to A30 and North Coast
- Large enclosed plot
- Quadruple garage
- 4/5 bedrooms
- Three en-suite bedrooms
- Designed to maximise on rural outlook
- Cornwall Council planning reference PA22/09287
- Rare opportunity, viewing highly recommended



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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